

Chapter 2

Urban Structure

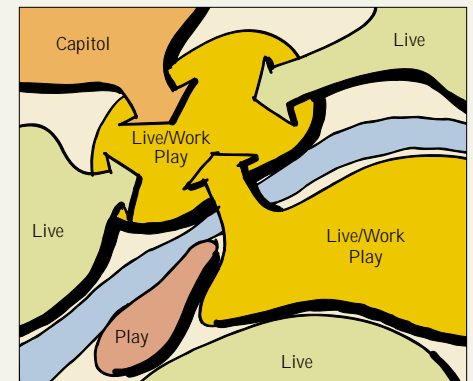
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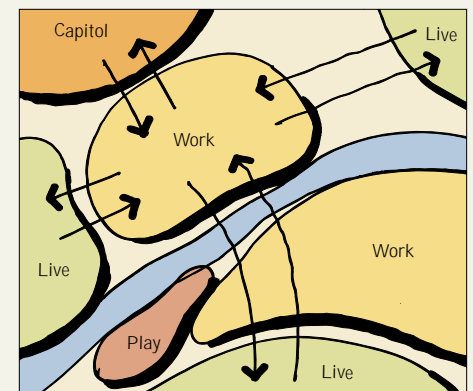
2.1 Land use: from isolated CBD to diverse, vibrant urban villages.

While there are already some residential pockets and several outstanding, new cultural uses, downtown Saint Paul is predominantly a nine-to-five Central Business District: a place for people who live elsewhere to come to work. This high degree of specialization is supported by an extensive freeway network that serves outlying residential suburbs. Over time, this pattern of development becomes self-reinforcing and has well-recognized results: city streets lose vitality and are viewed solely as conveyors of cars; the empty downtown feels unsafe at night; restaurants, residents and, increasingly, businesses are drawn to the suburbs.

However, the urban core must not be abandoned; it is clear that the downtown has a role to play that cannot be duplicated by suburban locations. Recent changes in the urban economy suggest renewed roles for city centers; there is already some evidence of this shift in the Saint Paul urban core. A more diverse clustering of activities, including an expanded array of enter-



Whereas now people generally live, work and play in isolated locations (below), the intent of the Framework is to increase the opportunity to overlap these activities within the downtown core (above).



tainment, recreational and cultural activities and a growing residential population seeking a more urban lifestyle, is emerging.

The intent of the Development Framework is to support and give direction to this positive and healthy change, capitalizing on a new relationship to the river by creating opportunities for a more diverse mix of uses, and encouraging a greater number of people to live and work downtown.

There are many benefits. From an environmental perspective, locating origins (such as housing) and destinations (such as work places and entertainment venues) closer together reduces trip length, and encourages walking and bicycling in a compact urban setting. A mix of uses also promotes vitality and a feeling of safety by having more activity at all times of the day and night and more “eyes on the street.” It also enhances the sense of community by creating local opportunities for people to shop or work in their own neighborhood. Support for local services increases the diversity of services available.

2.2 Land use goals and objectives.

A number of goals and objectives are identified to facilitate the shift from a monolithic CBD to a more mixed and vibrant downtown.

Goal 1:

Create a downtown comprised of a series of linked “urban villages” by building on existing villages and creating new ones.

In “Death and Life of Great American Cities” written in 1961, Jane Jacobs drew attention to the intricate mix and overlap of uses in Greenwich Village in New York City – in contrast to the sterile, planned homogeneous character of urban renewal districts. In a similar vein, the sociologist Herbert Gans used the term “urban villagers” in the 1960’s to describe the residents of American Italian communities in the north end of Boston. Characterized by a rich mix of loosely organized and overlapping uses, these communities represented a re-creation of southern Italian villages in a North American urban setting. In identifying the unique and vibrant character of these communities, Gans helped to raise their profile and ultimately prevent their demolition, challenging conventional thinking in an age when segregating uses within well-defined boundaries was seen as an unquestioned good.

In the fullness of time, these observations have become conventional wisdom. Increasingly it is understood that the complex mixing of uses, based on an order that was previously misunderstood, is essential for the vibrancy of cities. Today, there are many initiatives aimed at re-establishing this more intricate and synergistic pattern of urban development.

Borrowing from Jane Jacobs and Herbert Gans and increasingly contemporary usage, the Framework uses the term “urban villages” to describe compact, dense, and pedestrian-oriented areas of the city. Lowertown and Rice Park are prime examples of emerging urban villages. These villages are not isolated, self-contained enclaves. Positively defined by an overlap of uses within easy walking distance, urban villages present opportunities for residents to shop, work and recreate within their immediate community. Although it is not anticipated that there would be a strict correlation of living and working in the same village, the opportunities to do so are increased.

Urban villages are frequently anchored by successful public spaces – a square or park, a boulevard or street. It is anticipated that each urban village will develop its own

Downtown Saint Paul should be comprised of a series of linked “urban villages.”

Emerging	Proposed
1. Concord-Robert	6. Northeast Quadrant
2. Irvine Park	7. Fitzgerald Park
3. Rice Park	8. Northwest Quadrant
4. West 7th	9. Upper Landing
5. Lowertown	10. Kellogg Mall
	11. Lower Landing
	12. The Esplanade
	13. South Wabasha Bridgehead
	14. Harriet Island



Lowertown, focused around Mears Park, is an emerging urban village.



A sufficient mix of uses should be encouraged to permit many daily needs to be met within a five-minute walking distance.



Wherever possible, a public space should be created at the heart of each village to accommodate a variety of community and recreational needs.



particular set of uses and character. Some may be heavily residential, others may have a cultural or employment orientation. The evolution of each depends on its location, origin, and adjacent uses. They are flexible, adaptable organisms designed to facilitate overlap and exchange, and provide a focus for community life.

Objective:

New urban villages should be created at the South Wabasha Bridge Head, Harriet Island (adjacent to Harriet Island Park), the Esplanade, Upper Landing, North Wabasha (Fitzgerald Park), the Northeast Quadrant, Northwest Quadrant (Capitol Park) and Lower Landing. An expanded urban village can also be created at Kellogg Mall through more intensive use of existing sites and structures.

Objective:

The emerging urban villages of Concord-Robert, Irvine Park, Rice Park, West 7th and Lowertown should be enhanced.

Objective:

A sufficient mix of uses should be encouraged to permit many daily needs to be met within a five-minute walking distance. Rather than prescribing what uses should be within each village, the emphasis should be on enhancing connections between uses. Associated uses should occur in close proximity, each village developing its own character.

Objective:

Uses should be mixed within individual buildings and/or blocks. For example, residential and office uses can be located above retail stores, restaurants or cafes. Residential buildings can include some proportion of increasingly popular live/work lofts that accommodate home occupations.

Objective:

Urban villages should contain a range of residential units, including apartments, townhouses, converted industrial/warehouse units, and live/work units. There should be housing to accommodate a broad cross-section of people in terms of income, age, and family size. There should be opportunities for renters and homeowners.

Objective:

Residential and commercial density should be sufficient to create a demand for the diversification of local services.

Objective:

Wherever possible, a signature public space should be created or improved at the heart of each village. It should be designed to accommodate a diversity of community and

recreational events as well as daily opportunities to meet and socialize. Where feasible, active uses should be located on the ground floor of buildings facing this space.

Objective:

Urban villages should be well connected by a network of “greened” streets that invite pedestrians to move between them.

Goal 2:

Build on and enhance existing amenities.

Downtown Saint Paul contains a wealth of amenities, including the Ordway Music Theater, Fitzgerald Theater, Science Museum of Minnesota, Minnesota Children’s Museum, Farmers’ Market, and Raspberry and Harriet Island Parks. These amenities are the seeds of future vibrant urban villages and should be reinforced.

Objective:

Successful enterprises and amenities should be encouraged to grow. For example, the Farmers’ Market is a highly successful enterprise and should be expanded to become a seven-day-a-week, year-round event within the downtown.

Objective:

Clusters of supporting activities should be encouraged around existing and proposed amenities. For example, restaurants, bars, cafes and hotels should locate in close proximity to existing cultural institutions such as theaters, museums, and successful parks.



The Farmers’ Market is a highly successful enterprise that is ready for expansion.

There is already a rich array of existing amenities that can be built upon.

Existing

1. Metropolitan State
2. Farmers’ Market
3. Mears Park
4. Children’s Museum
5. Landmark Center
6. Ordway Music Theater
7. Rice Park
8. Central and Hill Reference Library
9. Civic Center
10. Convention Center
11. Science Museum and Celebration Plaza
12. Irvine Park
13. Science Museum

14. Head House
15. Marina
16. Kellogg Mall
17. Raspberry Island
18. Harriet Island Park

Proposed

19. MNRRRA Education Center
20. Riverfront Trail
21. Fitzgerald Park
22. Mercado
23. Green railway corridor
24. Recreational facilities
25. Amenity sites





Extroverted buildings that respond to the street create a much more inviting and memorable environment for residents and visitors (above); introverted buildings discourage use of city streets (below).



Goal 3:

Maintain a broad employment base.

In the interest of maintaining a balanced economic base, it is important for Saint Paul to continue to reserve lands for employment and particularly for clean manufacturing uses.

Objective:

Within the river corridor, new manufacturing uses should generally be directed to the West Side. West of Wabasha, light manufacturing can be mixed with new residential uses. Other industrial uses should be located between Robert and Wabasha. Heavy industrial uses should be located east of Robert Street.

Objective:

An inventory of appropriate sites for future manufacturing uses should be developed.

2.3 City form: seeking a hospitable extroversion.

The Framework deals with the built environment at a range of scales, from the entire downtown to individual buildings. At all scales, the Framework seeks to achieve “extroversion:” a more hospitable, legible and attractive city that people are invited to explore and use to the fullest.

At the scale of the downtown, extroversion begins with the perception of the city edge, and the way it meets adjacent areas and welcomes visitors. Many edges of the downtown are currently lacking in definition and fragmented by vacant sites and surface parking lots. Nor is there a cohesive and coherent edge to the city in relation to any of the major natural features – the bluffs, the Mississippi or the reaches. The creation of such a coherent city “face” along the key edges of the downtown will involve strategically coordinated infill development to reinforce frayed edges and consolidate existing components of the urban fabric.

The Framework also addresses the scale of individual buildings. Downtown Saint Paul and the river corridor contain a number of outstanding and handsome buildings of historic, cultural and architectural importance. Comprising many different architectural styles, these buildings have in common the confident and extroverted manner in which they address and

support public spaces. Doors directly access and windows overlook the streets. Continuous facades contribute to a strong and understandable streetscape. In recent years, the declining sense of optimism in the core has unfortunately been reflected in built form; buildings have become more introverted, self-referential “objects,” turning their backs to the street. The intent of the Framework is to encourage a greater sense of continuity of built form and civic “extroversion” at the scale of individual buildings.

Achieving this type of development will involve a change in attitude. One of the hoped-for solutions to the decline in the downtown has been the lure of the mega-project. While sometimes successful in narrowly defined programmatic terms, many of these large projects fail to contribute to the city as a whole. Large bulky structures present impenetrable barriers, either by restricting movement and cutting off areas of the city that lie beyond, or by diminishing street interest to the point that the sidewalk becomes unwalkable. At the same time, because of their high profile and exciting nature, many of these projects absorb huge amounts of energy and investment and cause the smaller, more fine-grained, lower-profile development areas to be ignored – leaving much of the urban fabric in dire need of investment. The intent of the Framework is to encourage balanced and incremental growth that reinforces and consolidates a fine-grained urban fabric, and creates a greater sense of extroversion throughout.

2.4 City form goals and objectives.

A number of goals and objectives are identified to facilitate the shift toward a more contextual and extroverted form of development.

Goal 4:

Strengthen the “prime” edges.

Bisected by the Mississippi River valley and the reaches connecting to the river, downtown Saint Paul has three prime natural edges: the river’s edge, the bluffs and the reaches. The intent is create a continuous outward-looking city facade along these edges that gives greater definition to the city and provides a more coherent relationship to these natural features.

The bluff face overlooking the Mississippi River is a “prime” edge whose definition can be improved.



"Prime" edges, freeway edges and gateways should be defined. Gateways should include:

- | | |
|-----------------------------|------------------------------|
| 1. Kellogg East | 9. Lowertown |
| 2. East 7th | 10. South Robert Bridgehead |
| 3. 10th-Wacouta | 11. South Wabasha Bridgehead |
| 4. Capitol | 12. Chestnut-Shepard |
| 5. Kellogg-5th | 13. Ohio Street |
| 6. West 7th-Kellogg | 14. Wabasha-Bluff |
| 7. North Wabasha Bridgehead | 15. Concord-Robert |
| 8. Robert-Kellogg | |

Objective:

Development should be oriented to address the river valley and to clarify the urban presence along it. Development should also assist in physically connecting the river to the downtown.

Objective:

The scale and design of future development should not obscure or overwhelm the bluff lines.

Objective:

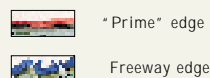
Along the Mississippi, development should be set back to enable the creation of a river's edge promenade. This setback should vary. The narrowest, most urban portion section of the corridor should occur in the central portion of downtown, between the Upper and Lower Landings.

Objective:

Along the bluff tops, development should be configured to create a permeable city edge that maximizes the potential of this unique setting for views. Where feasible, a bluff-top public promenade should be created. Publicly-accessible open spaces should be created to facilitate view corridors where streets terminate at the bluff edge.

Objective:

Along the Phalen Creek-Trout Brook Reach, development should generally form outward-looking, continuous city facades. The "valley" running between the Science Museum, Civic Center and the Irvine Park neighborhood should be defined by future development as a prominent public space and gateway to downtown.



Goal 5:

Define the freeway edges.

The introduction of I-94 and I-35, in deep trenches, sliced through the urban core and created a number of prominent freeway edges. Many of these edges remain unresolved and underutilized. The intent is to encourage a more positive definition of these edges and more beneficial use of available spaces.

Objective:

Encourage uses adjacent to freeway edges that could benefit from both the high volume of traffic passing by and the proximity to downtown.

Objective:

Encourage a form of development along the freeways that retains visibility yet is compatible with the adjacent urban fabric and scale. Structures should be designed to appropriately address both the freeway and the downtown.

Goal 6:

Identify and define gateways.

A number of entrances to the city, particularly the bridges, have already been improved through a variety of streetscape strategies. Through the continued creation and further definition of gateways, the sense of arriving downtown will be more understandable and inviting. Gateways in this context should be understood not just as single entrance points in the traditional sense, but also as a sequence of visual cues occurring along a corridor.

Objective:

Gateways should be established at a number of locations including: the Capitol, West 7th-Kellogg, Robert-Kellogg, East 7th, Chestnut-Shepard, Kellogg East, Kellogg-5th, Lowertown, 10th-Wacouta, North Wabasha Bridgehead, South Wabasha Bridgehead, Ohio Street, Wabasha-Bluff, Concord-Robert, and South Robert Bridgehead.

The freeway edges have potential for an improved relationship with the fabric of downtown.



The new Wabasha Bridge positions the north and south bridgeheads as gateways to the West Side and downtown.





The strengths of existing neighborhoods can be extended to reinforce the urban fabric.

Existing

1. Irvine Park
2. Rice Park-Civic Center
3. Fitzgerald Park
4. Lowertown
5. West Side



-  City fabric extension
-  City fabric consolidation

Objective:

Through appropriate massing, orientation and architectural detailing, built form should define gateways to foster a sense of arrival into the urban core. Where possible, ensembles of buildings should be coordinated to fully realize the gateway potential.

Objective:

Lighting, planting, signage, public art, street and sidewalk treatment, as well as the landscape should be used strategically to reinforce the sense of arrival into the core in coordination with architectural schemes.

Objective:

Wherever feasible, two-way traffic movement should be encouraged at gateways to increase their profile and improve readily intuitive orientation to the downtown. Signage should clearly identify the gateway and assist in way-finding.

Goal 7:

Build on the strengths of existing successful neighborhoods.

Existing successful neighborhoods should be extended wherever possible to expand the city fabric out to the edges of the urban core, and provide strategic opportunities for new and compatible growth.

Objective:

Irvine Park, Lowertown, Rice Park-Civic Center and the West Side neighborhood on the bluff should be extended toward the river with compatible development.

Objective:

Physical linkages and visual continuity should be sought between existing and extended neighborhood fabric through scale and alignment of built form, streets, view corridors, park links and trail systems.

Objective:

Creative solutions should be sought where there are particular obstacles to neighborhood extension. For example, despite the vertical separation of the bluff, the Irvine Park neighborhood can be successfully linked to the Upper Landing through the extension of Chestnut Street and a major public bluff edge stairway. Similarly, the Post Office parking deck must be traversed in order to extend Lowertown to the river's edge and the Lower Landing.

Goal 8:

Reinforce the existing urban fabric.

In parts of the core, the continuity of the urban fabric is broken by vacant and underutilized lots, including a larger number of surface parking lots. These extensive voids make these areas uninviting and inhospitable. This pattern is most prevalent in the Northwest Quadrant around St. Joseph's Hospital, at the north end of Wabasha, around the Civic Center and in the Northeast Quadrant of Lowertown. Given its low density and fragmented building pattern, many parts of the West Side flats also have this fragmented character.

The intent is to encourage infill development on vacant and underutilized sites to reinforce the city fabric. There is also an opportunity for strategic modifications to the pattern of streets and blocks, and the introduction of new public spaces.

Objective:

With the relocation of St. Joseph's Hospital, there is a major opportunity for mixed-use redevelopment of the Northwest Quadrant that builds on existing street patterns, structures and uses.

Objective:

At the north end of Wabasha Street, the boundary of the urban core should be reinforced to enhance connections between the Capitol and the downtown. A mixed-use, predominantly residential neighborhood should be created around Fitzgerald Park, a new green square bounded by Exchange, Wabasha, 10th and Cedar.

The existing West Side neighborhood should be extended to the Mississippi River.



Infill development in the Northeast Quadrant (below) should build upon existing industrial/warehouse structures to create a new urban village that complements Lowertown (above).



Configure redevelopment areas into readily developable city blocks by extending the network of streets and blocks.

1. Northeast Quadrant
2. Northwest Quadrant
3. Rice Park
4. Upper Landing
5. West Side
6. Lower Landing

Objective:

There is an opportunity for significant new mixed-use development with a strong residential character in the Northeast Quadrant. Infill development should build upon the pattern of solid and usable existing industrial/warehouse structures. A new public square should be created at the core of this quadrant and remnants of the previous urban fabric reconnected. The neighborhood should have a strong relationship with an improved, retail-oriented 7th Street.

Objective:

The West Side, below the bluffs, should be restructured to create a coherent, mixed-use community. Four distinct areas are envisioned. Toward Lilydale, the emphasis should be on blending new residential structures with the existing industrial/commercial structures to create a vibrant community with a range of housing types. Between Wabasha and Robert Streets, a mix of commercial, industrial and some residential uses is envisioned. East of Robert Street, the existing industrial/commercial area should be consolidated with an emphasis on employment. Along the river, east of Robert Street, a riverfront residential community should be encouraged.

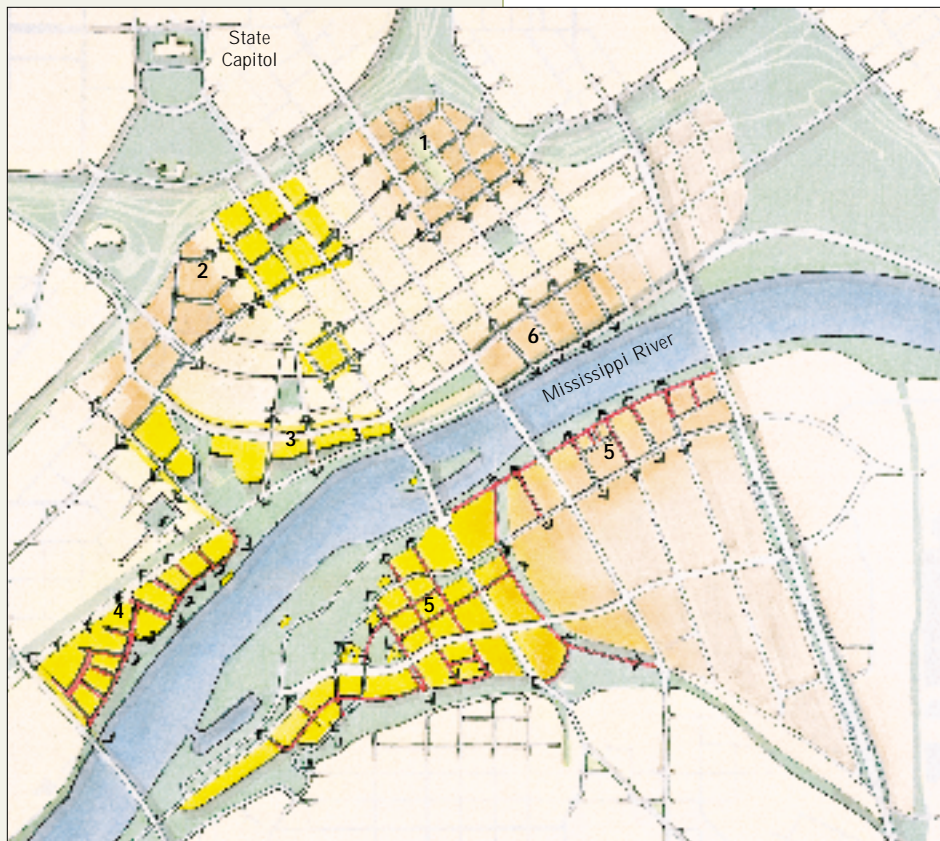
Objective:




Residential infill development should occur as appropriate in different locations to increase the extent and diversity of housing within the downtown and river corridor.

Goal 9:

Configure redevelopment areas into readily developable city blocks by extending the network of streets and blocks.

Most of Saint Paul is characterized by a fine-grained network of streets and blocks. In order to integrate new development with the existing urban fabric, this pattern should be respected and extended into future redevelopment areas. This well-connected “grid” enhances connectivity and access, provides a diversity of route choices, and disperses traffic. By providing multiple routings, it also reduces walking distances, encouraging a more pedestrian-oriented city.



-  New or re-opened street
-  Short-term development focus
-  Long-term development focus

Objective:

Large-scale areas of new development should be platted to create blocks of a size and shape that appropriately accommodate a range of building types. The pattern of new streets should relate strongly to that in adjacent existing areas.

Objective:

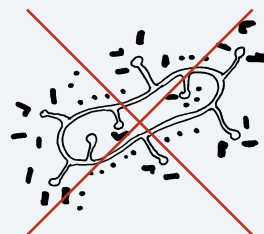
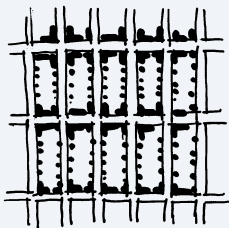
Streets should be kept open, wherever feasible, to increase connectivity and avoid the creation of super-blocks. When considering new development, street-closing should be avoided; rather, buildings should be generally configured to fit into the existing grid.

Goal 10:

Complete the fabric of the city and respond to local typologies.

The city's "figure ground" reveals two characteristics of the existing urban fabric. First, there are a number of voids, both large and small. These are dotted throughout the downtown but are most prevalent toward the edges of the urban core.

An interconnected grid of streets and blocks is more easily developed than a discontinuous pattern.



There are numerous opportunities to complete the city fabric.

1. Upper Landing
2. Northwest Quadrant
3. Northeast Quadrant
4. Lower Landing
5. West Side



 Development / infill sites.

Opportunities exist to respond to local building typologies or form in each area of the Framework.

-  Introverted complex
-  Urban block
-  Urban block infill
-  Pavilion buildings
-  Detached house or townhouses
-  Street-related, mid-rise building

Second, there are discrete families of building typologies. For example, the downtown is characterized by a dense urban form. Buildings with large floorplates are built to the street line, framing the public realm. The West Side is characterized by a much lower-density form. Large industrial structures are located on expansive lots surrounded by green open space. Irvine Park consists primarily of low-density house form buildings. Larger commercial structures are predominant on 7th Street. The Capitol area is marked by large pavilion buildings in a park-like setting.

Future infill development should be directed to areas where there are voids in the existing urban fabric. It should also respond and be sensitive to the characteristic pattern of built form in each area.

Objective:

Future development should fill in the voids and define the edges of the urban core. To reconnect the city to the river, infill development should be a priority in the Upper Landing, Lowertown and West Side. To re-establish connections between precincts, infill development should be directed to key sites such as the Applebaum's block and the vacant blocks north of Fitzgerald Park.

Objective:

New development should consist of a range of building types that is appropriate to the particular context and established character of each area.

There should be appropriate transitions in scale between new and existing structures.



Goal 11:

Encourage buildings of appropriate scale.

Built form is a function of density, height and floor plate size. The same density can often be accommodated in tall structures or low-mid rise structures with a larger floorplate. The Framework concerns itself with two issues in this respect. First, scale should be appropriate to the context. Second, in a limited market such as Saint Paul, development should be used strategically so that its benefits are evenly dispersed.

Objective:

With rare exceptions, density should be generally accommodated in low- to mid-rise structures. It is counter-productive to have a very few high-density, tall structures that absorb an inordinate share of the market for a given use in one structure and prevent a broader distribution of investment dollars to achieve city building goals.

Objective:

In areas where there is significant redevelopment, there should be appropriate transitions in scale between new and existing structures.

Objective:

New building scale should be sensitive to local topography, including the river corridor, the bluffs, and the many valleys and depressions that define Saint Paul's urban core.

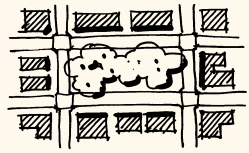
New building scale should be sensitive to topography.



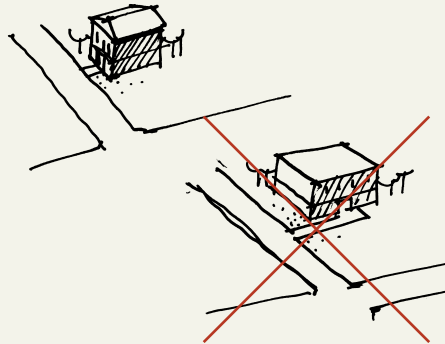
Density can often be successfully accommodated in low- to mid-rise structures that reinforce and frame public spaces (above). Generally, high-density, tall structures should be discouraged (below).



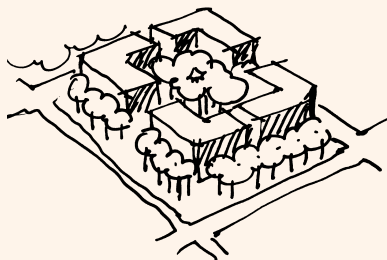
New development should support an urban street grid that consistently emphasizes the vitality of the public realm.



Building facades should be sited and detailed to create a direct relationship with the street.



Buildings should not be conceived as isolated projects but should generally provide a frame for streets and other public spaces.



Goal 12:

Encourage buildings that define and support the public realm.

Saint Paul has a wealth of handsome buildings that define and respond to the public realm. These are “extroverted” buildings – buildings that contribute to the street wall and create a more animated street level. Windows overlook the streets, and doorways directly access the street. These buildings provide an informal means of surveillance and enhance the sense of security. This form of building should be rigorously prescribed.

Objective:

Building facades should be animated with appropriate architectural detailing, fenestration, entrances, and structural rhythm in order to create a direct relationship with the street. Blank walls should not be permitted along the street edge.

Objective:

Active uses should be located on the ground floor. Parking should not generally be located on the ground floor, particularly along important building frontages. Access to parking and servicing should be provided from the sides and rear of buildings.

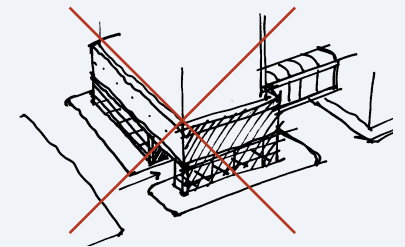
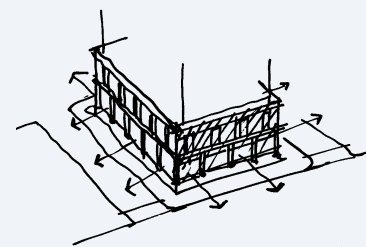
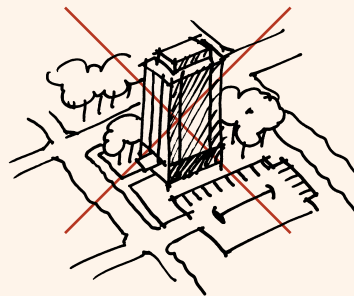
Objective:

Buildings should generally provide a frame for streets and other public spaces, and not be conceived as isolated objects.

Objective:

New development should support an urban street grid that emphasizes the vitality of the public realm. Buildings should front up to the street/property line.

Active uses should be located on the ground floor.



Goal 13:

Preserve buildings, landscapes and monuments of architectural, cultural and historic merit.

Saint Paul has a wealth of structures and landscapes of architectural, cultural and historic merit. These contribute to the sense of history and place, provide a sense of continuity and should be preserved. An Historic Sites Survey has been prepared by the Heritage Preservation Commission and the Ramsey County Historical Society identifying buildings eligible for heritage preservation designation. This work provides important reference and supporting material for preservation strategies in Saint Paul.

Objective:

Augment the existing Historic Sites Survey to include all historic buildings, structures, landscapes, monuments and geological features within the downtown and river corridor, especially in the Seven Corners area and along 7th Street.

Objective:

Promote designation of Heritage Preservation Districts in addition to the designation of individual buildings. For example, consideration should be given to designating Rice Park as a Heritage Preservation District.

Objective:

Renovation and adaptive re-use should be made a priority for key heritage elements.

Goal 14:

Identify, preserve and enhance critical views and panoramas in and around the core and riverfront.

Saint Paul is set in a bowl, surrounded by hills upon which many of the neighborhoods and landmarks are perched. Key views and panoramas of the river from the city and the neighborhoods, and from the river back to the city, including from bridges, should be preserved and enhanced.

Objective:

Primary view corridors, such as city-scale views of the State Capitol, Cathedral and to and from the West Side and Dayton's Bluff, should remain open and unobstructed as new development occurs. Buildings and landscape can be used to frame and enhance the view corridor.

Renovation and adaptive re-use should be a priority for key heritage elements.



Primary view corridors should remain open and unobstructed.



Critical views and panoramas should be identified and enhanced in and around the core and riverfront.

Objective:

As opportunities arise, interrupted primary corridors should be reclaimed, such as the north-south axial view from the Capitol to the Mississippi River (now broken by the Veteran's Building).

Objective:

Key views, for example along 5th and 6th Streets from Wabasha Street to the Landmark Center and Saint Paul Hotel and the view of the churches on Cedar Street from Wabasha and Exchange Streets, should be retained and strengthened.

Objective:

Panoramic views should be captured at overlooks by providing sites to experience the cityscape and the river valley. Examples of these view points include the bridges and bridgeheads, key blufftop sites such as at Irvine Park, and the West Side stairway.

Objective:

As feasible, overlooks should be integrated into the system of walks that links downtown to the river and the neighborhoods, such as along the urban balcony at Kellogg Park and at Indian Mounds Park in Dayton's Bluff.

Objective:

Height limitations and view corridors should be established to ensure that key views to the river and landmarks are preserved.

